

FOR LEASE

14880

N NORTHSIGHT BLVD  
SCOTTSDALE, AZ 85260

LEV ROSE  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE SERVICES



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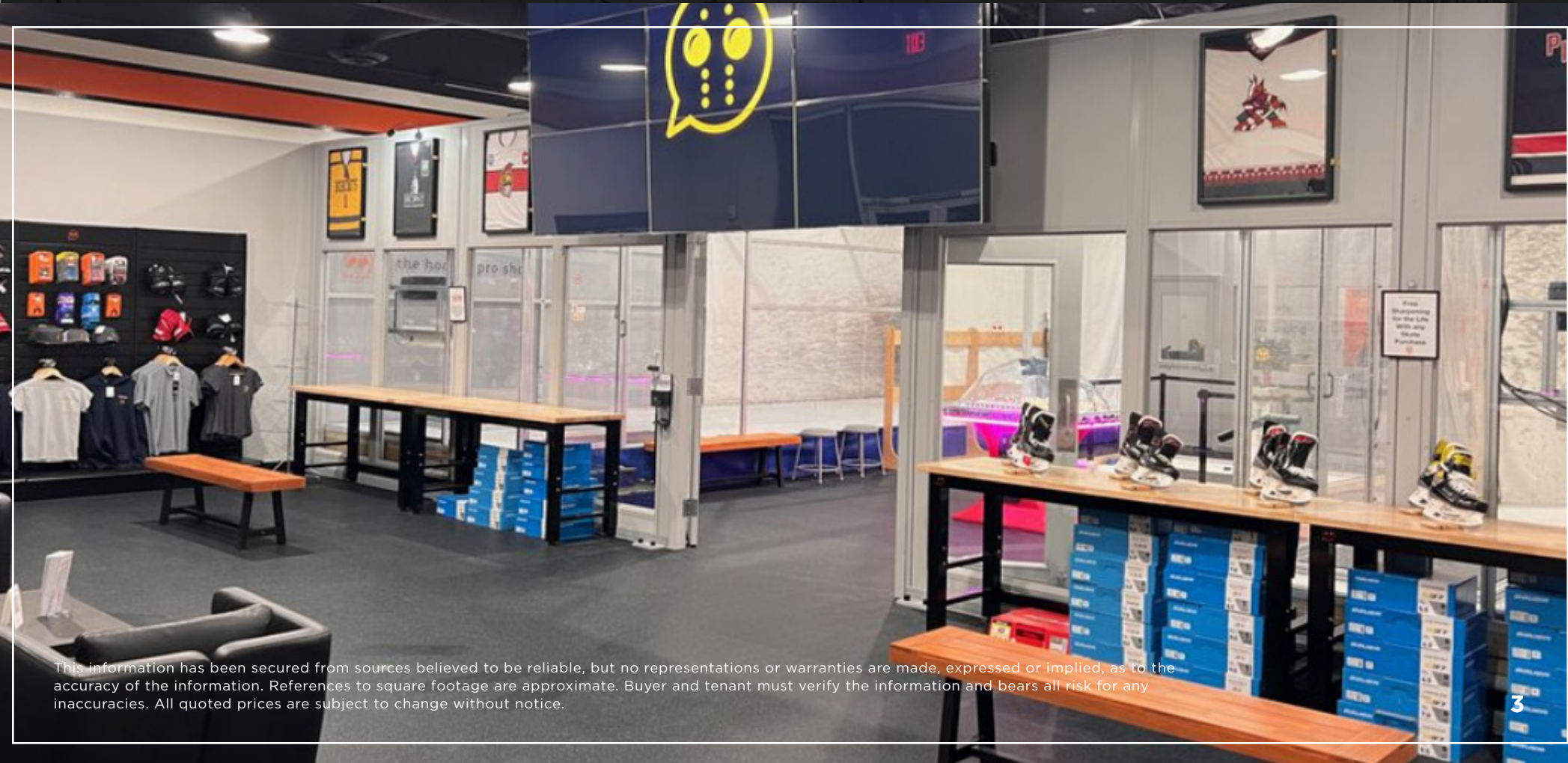


# OFFERING DETAILS

<b>LEASE RATE</b>	\$26/SF + \$6.50 NNN
<b>BUILDING SIZE</b>	±8,532 SF
<b>AVAILABLE SF</b>	±2,608 SF
<b>YEAR BUILT</b>	2005
<b>ZONING</b>	C-3
<b>PARKING</b>	5.86/1,000

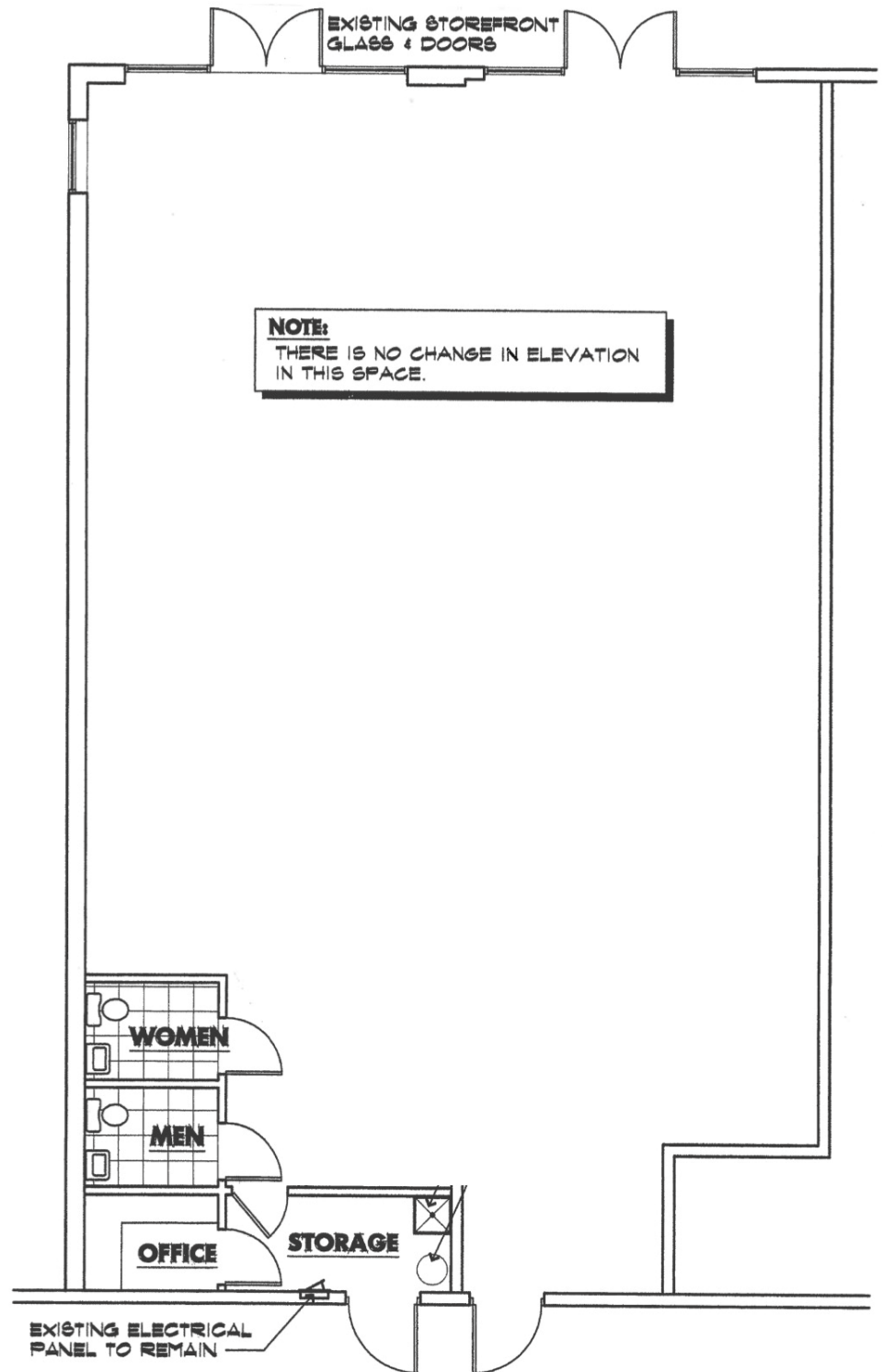
## PROPERTY HIGHLIGHTS:

- Prime North Scottsdale/Scottsdale Airpark location.
- Strategically located on a PAD surrounded by National tenants: Wal-Mart Super Center, Costco, At Home and Kohl's
- Property is located 1/2 a mile from Loop 101 Freeway.
- Over \$104,133 average household income within a 3-mile radius.
- Over 65,000 people reside within a 3-mile radius



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# FLOOR PLAN



# AERIAL OVERVIEW



The Promenade

- LOWE'S
- PETSMART
- IN-N-OUT BURGER
- TRADER JOE'S
- verizon
- LIVING SPACES

Fairmont  
SCOTTSDALE PRINCESS

TPC  
Scottsdale

Scottsdale Quarter

- Apple
- RH RESTORATION HARDWARE
- Zinburger
- Lululemon
- POTTERY BARN

THE HOME DEPOT

- BEST BUY
- STAPLES
- CHSO BREWERY + DISTILLERY
- FOUR PEAKS BREWING COMPANY
- DISCOUNT TIRE
- TWIN PEAKS
- Chevron

Kierland Commons

- PF CHANG'S
- MK MICHAEL KORS
- VICTORIA'S SECRET
- NORTH ITALIA
- POSTINO
- TESLA

COSTCO WHOLESALE

SITE

- Walmart
- DUNKIN' DONUTS
- STARBUCKS COFFEE

TARGET

PLAZA RESIDENCES

ACOMA BUSINESS CENTER

- EoS FITNESS
- SHELL

KOHL'S

- PSI WEI
- FedEx Office
- Panera BREAD
- Chick-fil-A
- Bank of America

THUNDERBIRD EAST

MONARCH AIRPARK BUSINESS CENTER

NORTHSIT

RASKIN ESTATES

PARADISE VALLEY RANCHOS

SUNDOWN

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2023</b>	4,383	67,791	160,026
<b>2028</b>	4,379	68,463	160,637



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2023</b>	1,819	30,230	70,135
<b>2028</b>	1,797	30,487	70,338



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$117,776	\$132,009	\$135,920



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
<b>2023</b>	27,621	104,322	160,707



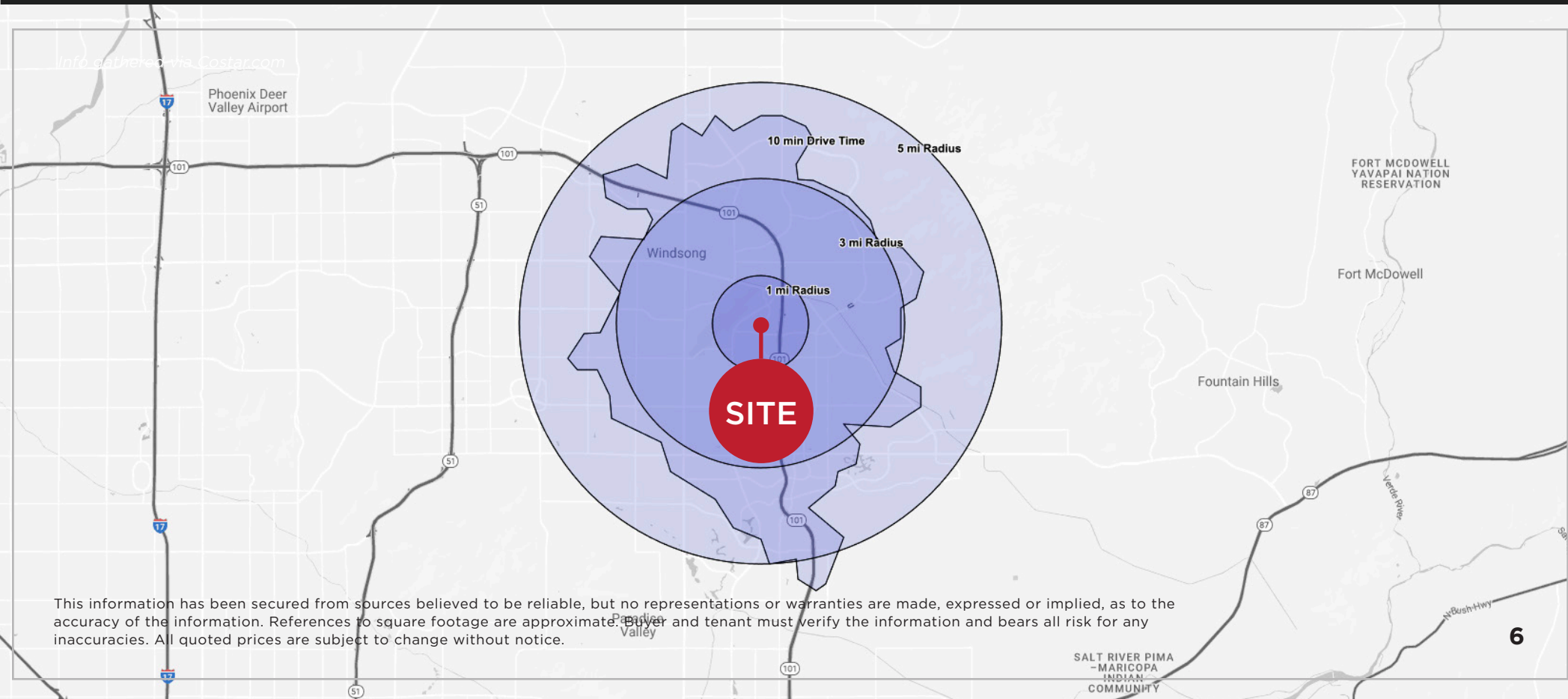
## BUSINESSES

	1 MILE	3 MILES	5 MILES
<b>2023</b>	2,536	9,497	17,027



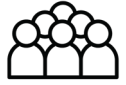
## HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$500,648	\$560,999	\$600,400



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# SCOTTSDALE CITY OVERVIEW



**240K +**  
TOTAL POPULATION



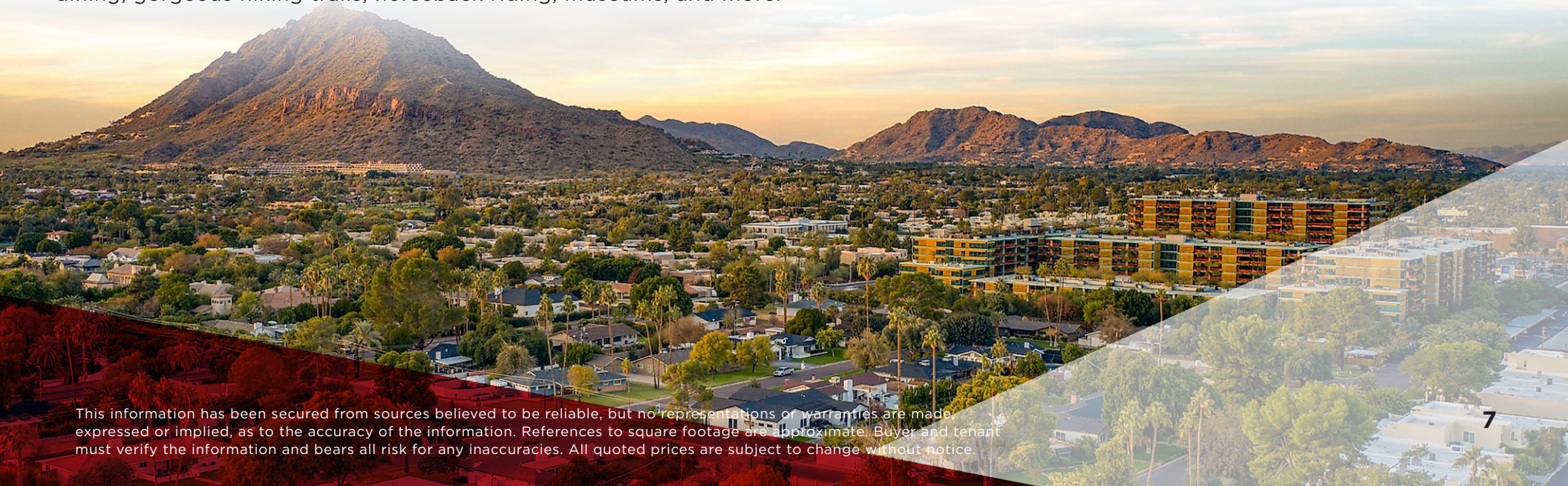
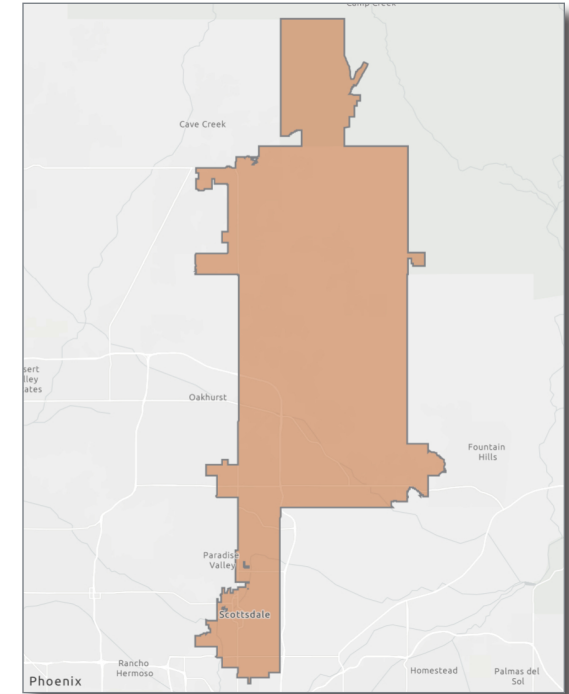
**\$157K +**  
AVG HH INCOME

## DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

## THE CITY AT A GLANCE

Scottsdale's top 5 largest employers include HonorHealth, General Dynamics, Vanguard, City of Scottsdale, and CVS Health with approximately 18,000 employees combined. Scottsdale has endless recreational activities for its residents and visitors that include pristine golf courses and resorts, upscale dining, gorgeous hiking trails, horseback riding, museums, and more.



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